CITY OF CHICAGO ZONING BOARD OF APPEALS PUBLIC HEARING FRIDAY- March 19, 2010 121 N. LaSalle Street- Room 200

9:00 A.M.

88-10-A

ZONING DISTRICT: RS-3

WARD:5

APPLICANT: Marla B. Reid

OWNER: Bray Temple CME Church

PREMISES AFFECTED: 1049 E. 73rd Street

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow a

day care facility to be established without 3 required parking spaces.

89-10-Z

ZONING DISTRICT: RM 5

WARD:32

APPLICANT: 1849 N. Hermitage LLC

OWNER: Same

PREMISES AFFECTED: 1849 N. Hermitage Avenue

SUBJECT: To permit a proposed 10 dwelling unit building whose side yards shall be zero instead of 5.4', the rear set back shall be 21.56' instead of 39.7'; rear yard open space shall be zero instead of

375 square feet and to increase the height to 51.7' instead of 47'.

90-10-Z

ZONING DISTRICT: RM 5

WARD:1

APPLICANT: 1527 W. Chestnut Inc. **OWNER:** 1527 W. Chestnut, Inc.

PREMISES AFFECTED: 1527 W. Chestnut Avenue

SUBJECT: To permit the addition of 1 dwelling unit to a 2 dwelling unit building whose front yard shall be 2'-9" instead of 20', to make the combined side yards equal zero, to reduce the front yard for an analysis and a substantial betalant Chapter to 5! 2" instead of 20'.

parking on a substandard lot along Chestnut to 5'-2" instead of 20'.

91-10-S

ZONING DISTRICT:B3-2

WARD:40

APPLICANT: Chicago Royal Spa, Inc.

OWNER: Dr. Abraham Neiman and Avis Lee Neiman **PREMISES AFFECTED:** 5340 N. Lincoln Avenue

SUBJECT: To permit the establishment of a proposed massage establishment and nail salon.

92-10-Z

ZONING DISTRICT: RM-5

WARD:43

APPLICANT: Mark Ingwer

OWNER: Same

PREMISES AFFECTED: 472 W. Deming Place

SUBJECT: To permit a proposed one story rear addition and an enclosed roof top stair case to a single family residence, whose combined yard shall be zero instead of 4', the front yard setback shall be 8.78' and a rear yard of zero.

ZONING DISTRICT: RT-4

WARD:50

APPLICANT: Zone Development, Inc.

OWNER: Same

PREMISES AFFECTED: 2201-03 W. Farwell

SUBJECT: To permit the subdivision of an improved zoning lot. The existing 2 story 2 dwelling unit building shall have a front yard of zero instead of 6', the side yards shall be 6.3', 2.3' on the south and 4' on the north.

94-10-Z

ZONING DISTRICT: RS-3

WARD:47

APPLICANT: Nick Ford & Callie Baird

OWNER: Same

PREMISES AFFECTED: 3614 N. Leavitt

SUBJECT: To permit a proposed two story rear addition whose combined side yards shall be 3'

(3'on the north and zero on the south) instead of 6'.

95-10-S

ZONING DISTRICT:B1-2

WARD:32

APPLICANT: SCP Realty Fund-1 Ashland LLC

OWNER: Same

PREMISES AFFECTED: 3544-56 N. Ashland / 1601-07 W. Addison Street

SUBJECT: To permit the establishment of a proposed bank with a drive thru-facility.

96-10-Z

ZONING DISTRICT:C1-5

WARD:27

APPLICANT: 1100 Grand LLC

OWNER: Same

PREMISES AFFECTED: 1100 W. Grand Avenue

SUBJECT: To permit a proposed 7 story 42 dwelling unit building whose rear yard set back at the

first residential level, shall be 11-'11" instead of 30'.

97-10-A

ZONING DISTRICT: RS-3

WARD:18

APPLICANT: Sam Haleem

OWNER: Same

PREMISES AFFECTED: 3725 W. 79th Street

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow three dwelling units to be lawfully established. The property was built around 1964; only 2 dwelling

units would have been allowed at the time of construction.

98-10-S

ZONING DISTRICT:C1-1

WARD:38

APPLICANT: Harvest Christian Center Chicago

OWNER: Chicago Title Land Trust Co., Trust No. 113775-04

PREMISES AFFECTED: 4020 N. Tripp Avenue

SUBJECT: To permit the establishment of a proposed religious facility with 256 seats.

99-10-A

ZONING DISTRICT: RS-3

WARD:40

APPLICANT: Felipe Loya

OWNER: Same

PREMISES AFFECTED: 1957 W. Berwyn Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow four dwelling units to be established at a lot containing two buildings. Three dwelling units in the front building and one dwelling unit in the rear building. The applicant wishes to expand into the basement at the rear building. Department of Water records show 3 dwelling units in the front building and 1 dwelling unit in the rear building with nothing in the basement.

100-10-Z

ZONING DISTRICT: RS-3

WARD:40

APPLICANT: Felipe Loya

OWNER: Same

PREMISES AFFECTED: 1957 W. Berwyn Avenue

SUBJECT: To permit the expansion of habitable space into the basement of the rear one dwelling unit building and a 3 story porch for the front building. The porch enclosure requires a variation to allow the additional 452 square feet.

101-10-S

ZONING DISTRICT: RS-3

WARD:16

APPLICANT: Chicago Board of Education

OWNER: City of Chicago in Trust for the Chicago Board of Education

PREMISES AFFECTED: 820 W. Marquette Road

SUBJECT: To permit the establishment of a proposed off-site parking lot to serve the Chicago Public

School at 838 W. Marquette Road.

102-10-Z

ZONING DISTRICT: RS-3

WARD:16

APPLICANT: Chicago Board of Education

OWNER: City of Chicago in trust for the Chicago Board of Education

PREMISES AFFECTED: 820 W. Marquette Road

SUBJECT: To permit an off-site parking lot whose front yard set back shall be 7' instead of 20', the combined side yards shall be 8' (zero on the east and 8' on the west).

103-10-S

ZONING DISTRICT:B1-1

WARD:13

APPLICANT: Marquette Bank Corp.

OWNER: Same

PREMISES AFFECTED: 6155 S. Pulaski

SUBJECT: To permit the establishment of a proposed drive-thru facility for an existing bank.

ZONING DISTRICT:RT-4

WARD:32

APPLICANT: Richard Meade

OWNER: Same

PREMISES AFFECTED: 1144 W. Wrightwood Avenue

SUBJECT: To permit a proposed covered porch for an existing single family residence whose front

yard shall be 13.90' instead of 14.97'.

105-10-A

ZONING DISTRICT:RS-2

WARD:23

APPLICANT: Jorge Claro

OWNER: Same

PREMISES AFFECTED: 5536 S. Nagle Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to the establishment of 2 dwelling units. The city has a 1978 permit which states the building is a single family residence and addition. The applicant claims the deconversion did not occur.

106-10-S

ZONING DISTRICT:M2-1

WARD:37

APPLICANT: Freddy Vigil

OWNER: Same

PREMISES AFFECTED: 4146-50 W. Division Street

SUBJECT: To permit the establishment of a proposed Class IV recycling facility.

107-10-A

ZONING DISTRICT:B3-2

WARD:1

APPLICANT: Outdoor Impact, Inc. **OWNER:** Bil-Mar Management, LLC

PREMISES AFFECTED: 1959 W. Chicago Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the establishment of a 16' x 22' off-premise sign (352 square feet). The sign is not permitted today to be more than 100 square feet because it is located within 250' of a residential district. This case was previously heard in October of 2009 and failed to receive 3 affirmative votes.

108-10-A

ZONING DISTRICT:RS-3

WARD:45

APPLICANT: Marianne O'Riordan & Sahart Sampim

OWNER: Same

PREMISES AFFECTED: 5146 N. Lovejoy Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow a driveway to be accessed from the front of the property. There is an alley and a 3 car garage at the rear of this property.

ZONING DISTRICT: RS-3

WARD:45

APPLICANT: Marianne O'Riordan

OWNER: Same

PREMISES AFFECTED: 5146 N. Lovejoy Avenue

SUBJECT: To permit parking in the front yard. The front yard shall be zero instead of 20' and to

reduce the south side yard to zero instead of 2.4'.

110-10-S

ZONING DISTRICT:B3-1

WARD:21

APPLICANT: Penson Temple Church of God in Christ

OWNER: Same

PREMISES AFFECTED: 8608 S. Summit Avenue

SUBJECT: To permit the establishment of a religious assembly (church) facility.

2:00 P.M.

111-10-S ZONING DISTRICT:B1-1 WARD:6

APPLICANT: Montford Point Marine Association

OWNER: City of Chicago

PREMISES AFFECTED: 7016-60 S. Vincennes Avenue

SUBJECT: To permit the establishment of a proposed off-site accessory parking lot to serve the

banquet facility at 7011-19 S. Vincennes Avenue.

112-10-Z ZONING DISTRICT: RT-4 WARD:4

APPLICANT: Theresa Dishman

OWNER: Same

PREMISES AFFECTED: 4711 S. Greenwood

SUBJECT: To permit the reduction of the rear yard to zero instead of 30.3' for a masonry and iron fence and to establish an enclosed rear porch whose north side yard shall be zero instead of 3.92'.

113-10-S ZONING DISTRICT:C2-2 WARD:9

APPLICANT: United States Cellular Operating Company of Chicago, LLC

OWNER: Randy Alexander

PREMISES AFFECTED: 11900 S. Doty Avenue

SUBJECT: To permit the expansion of a monopole cellular tower from 70' to 90'.

114-10-Z ZONING DISTRICT:B1-2 WARD:43

APPLICANT: Courtland Hickey **OWNER:** Mary Hickey- Panayotou

PREMISES AFFECTED: 1122 W. Fullerton

SUBJECT: To permit a proposed 4 story 3 dwelling unit and commercial space building whose front yard shall be zero instead of 7.5' an east side yard of zero instead of 2.0' and a west side yard of 2.0' instead of a total combined side yard of 5'.

115-10-S ZONING DISTRICT:B3-2 WARD:44

APPLICANT: Theater Wit **OWNER:** Spiros Stamelos

PREMISES AFFECTED: 1227-31 W. Melrose

SUBJECT: To permit the establishment of an off-site accessory parking lot to serve as required

parking for a theater located at 1229 W. Belmont.

116-10-S ZONING DISTRICT:B3-2 WARD:22

APPLICANT: Gerrardo Izaguirre

OWNER: Same

PREMISES AFFECTED: 2754-56 S. Pulaski Road

SUBJECT: To permit the establishment of residential use below the second floor.

ZONING DISTRICT:B3-2

WARD:22

APPLICANT: Gerrardo Izaguirre

OWNER: Same

PREMISES AFFECTED: 2754-56 S. Pulaski Road

SUBJECT: To permit a proposed one story addition whose north yard shall be 2' instead of 4.23.

118-10-A

ZONING DISTRICT:B3-2

WARD:22

APPLICANT: Gerrado Izaguirre

OWNER: Same

PREMISES AFFECTED: 2754-56 S. Pulaski Road

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow three dwelling units and one commercial use to be established in a B3-2 district without required parking. The most recent permit shows only a tire shop addition.

119-10-S

ZONING DISTRICT:B1-1

WARD:13

APPLICANT: Natalia's Hair Salon

OWNER: Jose Cruz

PREMISES AFFECTED: 6036 S. Pulaski Road

SUBJECT: To permit the establishment of a beauty salon.

120-10-S

ZONING DISTRICT:B1-2

WARD:1

APPLICANT: Dear Sublime LLC

OWNER: Leonides Polanco

PREMISES AFFECTED: 1704 W. Chicago Avenue **SUBJECT:** To permit the establishment of a beauty salon.

121-10-S

ZONING DISTRICT: PMD # 9

WARD:37

APPLICANT: Gomez Recycling Inc.

OWNER: Daniel Tina

PREMISES AFFECTED: 4600 W. Chicago Avenue

SUBJECT: To permit the establishment of a Class IV recycling facility.

122-10-S

ZONING DISTRICT:B3-1

WARD:33

APPLICANT: Irving Sacramento Inc. c/o Michael Matuschka

OWNER: 3000 Irving LLC c/o Michael Matuschka **PREMISES AFFECTED:** 3000-04 W. Irving Park Road

SUBJECT: To permit the establishment of a tavern with an outdoor patio.

123-10-S

ZONING DISTRICT:C2-2

WARD:5

APPLICANT: 75th Street Entertainment inc.

OWNER: Same

PREMISES AFFECTED: 1530 E. 75th Street

SUBJECT: To permit the establishment of a public place of amusement license to be located within

125' of an RS-3 residential district.

124-10-S ZONING DISTRICT:M2-3 WARD:27

APPLICANT: McDonald's Corporation

OWNER: Lake Loomis LLC

PREMISES AFFECTED: 1380 W. Lake Street

SUBJECT: To permit the establishment of a proposed fast food restaurant with a drive- thru facility.

125-10-Z ZONING DISTRICT:B1-3 WARD:1

APPLICANT: KVBN, Inc.

OWNER: Same

PREMISES AFFECTED: 2800 W. North Avenue

SUBJECT: To permit an increase in height, of an existing building, from 63'-2" to 67'-9". The

building is 6 stories high and contains 20 dwelling units.

126-10-S ZONING DISTRICT:B3-1 WARD:17

APPLICANT: Tan Quoc Tran **OWNER:** Eldridge Foster

PREMISES AFFECTED: 7122 S. Ashland Avenue **SUBJECT:** To permit the establishment of a nail salon.

127-10-S ZONING DISTRICT:B3-2 WARD:30

APPLICANT: Krol Body Art inc.

OWNER: Kyu Ho Chung

PREMISES AFFECTED: 5635 W. Belmont

SUBJECT: To permit the establishment of a tattoo and piercing shop.

128-10-Z ZONING DISTRICT:RS-3 WARD:11

APPLICANT: Elise and Norman Moy

OWNER: Same

PREMISES AFFECTED: 2801 S. Eleanor Street

SUBJECT: To permit a proposed breezeway which will be accessed from the street because alley

access is blocked by a utility pole and guy wire.

129-10-S ZONING DISTRICT:M1-3 WARD:12

APPLICANT: Jack Rechel

OWNER: Goldstein Family Limited Partnership 2245 **PREMISES AFFECTED:** 2417 S. Rockwell Street

SUBJECT: To permit the establishment of a proposed Class IV recycling facility.

130-10-Z ZONING DISTRICT: RS-3 WARD:33

APPLICANT: Lawndale Condominium Association

OWNER: Same

PREMISES AFFECTED: 4201-03 N. Lawndale

SUBJECT: To permit a proposed 3 story building with front balconies whose front yard shall be 7.9'

instead of 20' and the south side yard shall be 1'instead of 3.91'.

ZONING DISTRICT: RT-4

WARD:43

APPLICANT: Hillary & David Bockniak

OWNER: Same

PREMISES AFFECTED: 2046 N. Kenmore

SUBJECT: To permit a proposed 3rd floor addition (689 square feet) which will include an increase of 15% of the area that existed prior to the passage of this ordinance, and the north side yard shall be zero instead of 2', the south side yard shall be 2.78' with combined side yards of 2.79'.

132-10-Z

ZONING DISTRICT: RT-4

WARD:1

APPLICANT: Near North Montessori School

OWNER: Same

PREMISES AFFECTED: 1434-44 W. Division Street

SUBJECT: To permit a proposed 2 and 3 story gymnasium addition whose rear yard shall be zero instead of 50', to increase the floor area to 16, 416 square feet and to eliminate one required loading berth.

CONTINUANCES

477-09-A

ZONING DISTRICT:PD # 30

WARD:25

APPLICANT: Marcos Ayala

OWNER: Same

PREMISES AFFECTED: 808 S. Bell Avenue

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the 734 square foot expansion to a residential development located in PD # 30, which is a medical district which does not allow residential uses.

486-09-A

ZONING DISTRICT:C2-2

WARD:32

APPLICANT: North Shore Outdoor, LLC **OWNER:** Clybourn Building Partnership **PREMISES AFFECTED:** 2187 N. Clybourn

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the applicant to establish an off-premise sign containing 800 square feet. Under C2-2 the district would allow only 250 square feet and further would not allow the sign to cover more than 33% of the wall. The applicant claims the sign is non-conforming and has been there since 1970.

488-09-Z

ZONING DISTRICT:RS-3

WARD:38

APPLICANT: Andrew Collis

OWNER: Same

PREMISES AFFECTED: 5408 W. Berteau

SUBJECT: To permit the addition of a 3rd dwelling unit.

491-09-A

ZONING DISTRICT:RM-5

WARD:43

APPLICANT: Feejill Builders Inc.

OWNER: Same

PREMISES AFFECTED: 927-29 W. Montana

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow the reduction of the drive aisles from 22' to 16' for an 8 dwelling unit building. The building was built contrary to the permit. The applicant added two garages instead of a parking pad and made the aisles not code compliant. The 3 parking spaces in the building were not approved with a permit.

492-09-Z

ZONING DISTRICT:RM-5

WARD:43

APPLICANT: Feejill Builders Inc.

OWNER: Same

PREMISES AFFECTED: 927-29 W. Montana

SUBJECT: To permit a proposed 8 dwelling unit building whose rear yard open space shall be 149 square feet instead of 305 square feet. This is a self created hardship when the applicant built two garages contrary to permit.

01-10-S

ZONING DISTRICT:B3-2

WARD:18

APPLICANT: Area Wide 79th & Western LLC

OWNER: Same

PREMISES AFFECTED: 7919-25 S. Western / 2328-54 W. 79th Place

SUBJECT: To permit the establishment of a proposed drive thru facility for a fast food restaurant.

6-10-Z

ZONING DISTRICT: RM-5

WARD:44

APPLICANT: 720 W. Buckingham Inc.

OWNER: Same

PREMISES AFFECTED: 720 W. Buckingham Place

SUBJECT: To permit the reduction of 11 dwellings to 8 dwelling units whose west yard shall be zero instead of 4.3', the east side yard shall be 2'-10", the combined side yards shall be 2'-10', the rear yard shall be 3'-1" instead of 39.38' and the rear yard open space shall be 217 square feet instead of 415 square feet.

15-10-A

ZONING DISTRICT:PMD # 6

WARD:10

APPLICANT: Calumet River Terminal Inc.

OWNER: Same

PREMISES AFFECTED: 10740 S. Burley

SUBJECT: To appeal the decision of the Zoning Administrator which determined the applicant's use to be a motor freight terminal. The applicant believes the use is a warehouse and freight movement. The applicant and his counsel previously requested a use as a freight terminal.

18-10-A

ZONING DISTRICT:RT-4

WARD:49

APPLICANT: 7634-36 N. Greenview, LLC

OWNER: Same

PREMISES AFFECTED: 7634-36 N. Greenview

SUBJECT: An appeal from the decision of the office of the Zoning Administrator in refusing to allow 8 dwellings units to be established. The Department of Water record from 1947 states seven dwelling units.

39-10-A

ZONING DISTRICT:B3-1

WARD:45

APPLICANT: Asheli, LLC

OWNER: Same

PREMISES AFFECTED: 4527-31 W. Lawrence Avenue

SUBJECT: To allow the subdivision of an improved zoning lot. The lot contains a single family residence at the front and a car wash at the rear. The house and carwash are owned by two different parties.